

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 2310 ~~Texas~~ Bookcliff SQ FT OF BLDG: 1200
SUBDIVISION: Linda Lane SQ FT OF LOT: 9000
FILING # BLK # 3 LOT # 4 NUMBER OF FAMILY UNITS: 1
TAX SCHEDULE NUMBER: 2945-121-15-007 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

PROPERTY OWNER: Tom Pauco USE OF ALL EXISTING BUILDINGS: single family res.
ADDRESS: 2863 Texas Ave.
PHONE: 245-5643

DESCRIPTION OF WORK AND INTENDED USE:
passive solar single family residence

***** FOR OFFICE USE ONLY *****

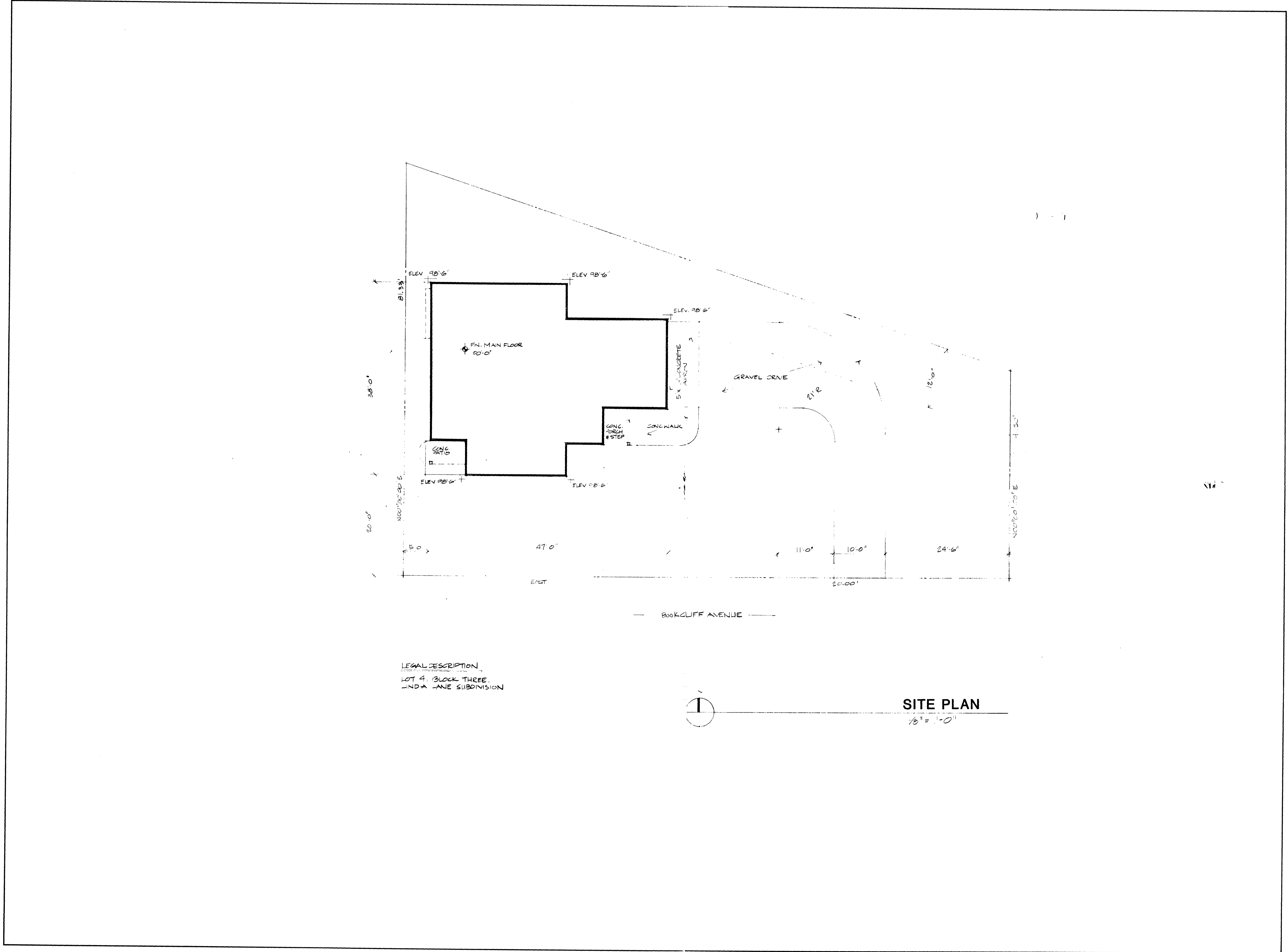
ZONE: RSF-8 FLOOD PLAIN: YES NO
SETBACKS: F 20' S 5' R 15' GEOLOGIC HAZARD: YES NO
RIGHT OF WAY: 50' CENSUS TRACT NUMBER: 10
MAXIMUM HEIGHT: 32' SPECIAL CONDITIONS: ROA
PARKING SPACES REQUIRED: 2 FOR REAR YARD VARIANCE
LANDSCAPING/SCREENING: N/A TO 12' 8-5-76 ADDRESS

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

Pat Kelly SIGNATURE

DATE APPROVED: 11-10-83
APPROVED BY: [Signature]



LEGAL DESCRIPTION
 LOT 4, BLOCK THREE,
 LINDA LANE SUBDIVISION



SITE PLAN
 1/8" = 1'-0"

1001 203746
ROBERT D. JENKINS/IAA
 ARCHITECT
 631 MAIN ST.
 P.O. BOX 485
 GRAND JUNCTION, CO 81502

PANCOE RESIDENCE

JOB NUMBER 8341	DATE 1/03
DRAWN BY RDJ/KG	CHECKED BY
REVISID BY	DATE OF ISSUE 11/9/03
SHEET 1 OF 6	